



Land to the rear of 105 Storforth Lane,
Hasland S41 0PZ

£530,000



WILKINS VARDY

£530,000

0.83 ACRE DEVELOPMENT SITE BEING SOLD SUBJECT TO SATISFACTORY PLANNING - CONDITIONAL OFFERS INVITED

Accessed off Hartfield Close in Hasland, this fantastic 0.83 acre site offers the buyer an opportunity to design their own scheme and buy with the security of having a satisfactory planning consent in place.

Located in a secluded position, close to the various amenities in Hasland village, but also well placed for routes into the town centre and for the M1 Motorway.

We feel this site would suit a scheme of three storey housing, similar to those found on Hartfield Close. However, it is believed that detached houses or bungalows would also sell well in this locality.

- 0.83 Acre Development Opportunity
- Conditional Offers Invited
- Buy Subject to Satisfactory Planning Consent
- Access off Hartfield Close
- Convenient Secluded Position
- Close to Amenities & Transport Links
- Widest point 47m
- Longest Point 75m
- Viewing by Appointment Only

Access

The site can be accessed via Hartfield Close. One of our clients owns a strip of land at the end of this close, but has agreed to sell access rights as part of this agreement. Therefore any ransom costs are included within the asking price.

The Site

The site is a fairly square parcel extending to approximately 0.83 acres in total and is being sold with vacant possession. The land is currently owned by two parties, both of which are willing to sell on a conditional basis. At it's widest point, the land measures approximately 47m from west to east. At it's longest, the eastern parcel measures approximately 75m from north to south.

Planning

The land does not / and has not enjoyed planning consent for residential development. However, a local independent planning consultant has undertaken a desktop appraisal of the site and believes that residential potential does exist. We have not made any formal enquiries with Chesterfield Borough Council, and therefore it is for the buyer to establish the extent of any potential and produce their own application.

Conditional Offers Invited

We are asking for conditional offers to be submitted, subject to satisfactory planning consent being obtained. Therefore, once an acceptable price is offered, conditional contracts will be exchanged, at which point the buyer will submit their preferred planning application. If satisfactory planning consent is awarded, the site will be sold. It will be the responsibility of the buyer to meet all planning costs and fees.

Services

We assume that all main services are available in the vicinity but no formal investigations have been undertaken. Prospective purchasers are responsible for satisfying themselves as to the cost and practicality of making each connection prior to submitting a commitment to buy.

Ground Conditions

No site investigations have been undertaken. It is for the purchaser to make their own investigations into the condition of the ground, and any improvements needed. The sellers may also consider conditionality in this respect.

Viewing

Strictly by appointment only.

Community Infrastructure Levy

It is understood that CIL will be applicable on this site. Purchasers should make their own enquiries into the financial implications of this.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

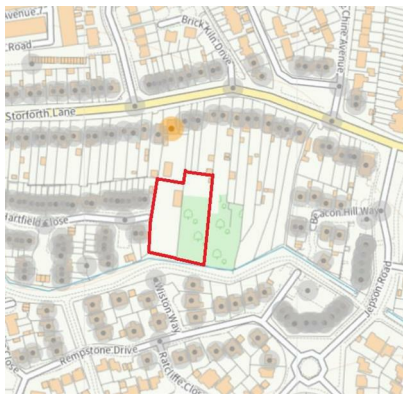
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the land is understood to be in the Outwood Academy Hasland Hall Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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